174.0	0009	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	615,700 / 615,700
					USE VALUE:	615,700 / 615,700
					ASSESSED:	615,700 / 615,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN DIANE E
Owner 2:	
Owner 3:	
Street 1:	4 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,775 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5775.000	200,400		415,300	615,700
Total Card	0.133	200,400		415,300	615,700
Total Parcel	0.133	200,400		415,300	615,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.46 | /Parcel: 534.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	116760
GIS Ref	
GIS Ref	
Insp Date	09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0009-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,400	0	5,775.	415,300	615,700	615,700	Year End Roll	12/18/2019
2019	101	FV	184,700	0	5,775.	409,300	594,000	594,000	Year End Roll	1/3/2019
2018	101	FV	184,200	0	5,775.	314,400	498,600	498,600	Year End Roll	12/20/2017
2017	101	FV	184,200	0	5,775.	296,600	480,800	480,800	Year End Roll	1/3/2017
2016	101	FV	184,200	0	5,775.	272,900	457,100	457,100	Year End	1/4/2016
2015	101	FV	172,700	0	5,775.	255,100	427,800	427,800	Year End Roll	12/11/2014
2014	101	FV	172,700	0	5,775.	234,900	407,600	407,600	Year End Roll	12/16/2013
2013	101	FV	172,700	0	5,775.	234,900	407,600	407,600		12/13/2012

!13598!

PRINT

Date	Time
12/11/20	03:31:45

LAST REV

Date	Time
10/02/18	15:33:17
mmcmakin	
13598	

USER DEFINED

Prior Id # 1:	116760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FILZ BETSY A	28983-404		8/18/1998		209,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
3/28/2009	Inspected	345	PATRIOT
12/15/2008	Measured	372	PATRIOT
4/27/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5775		Sq. Ft.	Site		0	70.	1.03	6									415,274						415,300	

Total AC/HA:	0.13258	Total SF/SM:	5775	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	415,274	Spl Credit		Total:	415,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	139.763
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	272280
Depreciation:	71882
Depreciated Total:	200398

COMMENTS

SUMP PUMP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

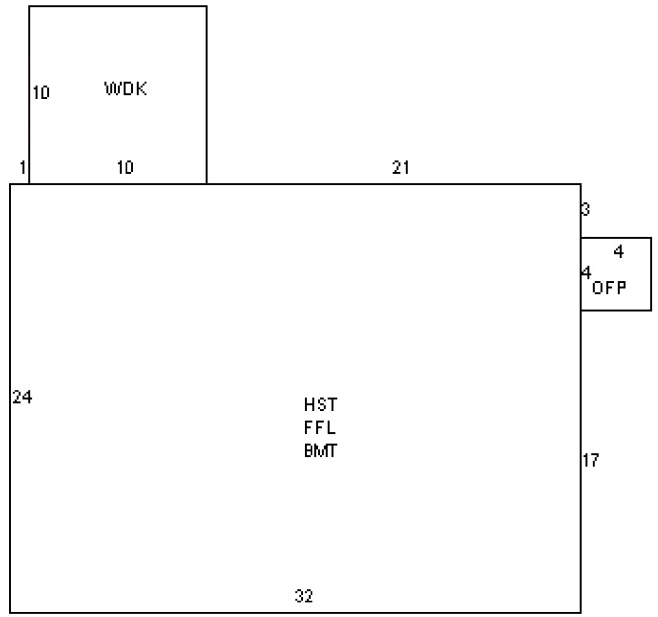
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.76
Special Features:	0	Val/Su Net:	98.43
Final Total:	200400	Val/Su SzAd	173.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.930	32,201
FFL	First Floor	768	139.760	107,338
HST	Half Story	384	139.760	53,669
WDK	Deck	100	15.780	1,578
OFP	Open Porch	16	43.380	694

Net Sketched Area:	2,036			Total:	195,480
Size Ad	1152	Gross Are	2420	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0009-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: